





Property Description

A beautifully presented period property situated perfectly for both excellent schooling and the railway station.

The internal accommodation is much larger than average and is offered to the market by the current vendor in move-in condition. Downstairs are separate reception rooms both with open fireplaces with woodburning stoves.

To the rear, the lovely fitted kitchen leads to a utility room and cloakroom. Upstairs are two very good size double bedrooms one of which benefits from a lovely en suite. To the rear is a low maintenance and very private garden.

Trevor Road is an ideal location just a stone's throw from the mainline station while also having an SG4 9 postcode meaning school access is excellent. A fabulous property that must be viewed.

Ground Floor

Cloakroom

Single glazed window to rear aspect and WC.

Lounge

12' 9" plus bay x 11' 11" max (3.89m plus bay x 3.63m max)

Single glazed bay window to front aspect, wood burner, TV and telephone points, solid wood flooring and radiator.

Dining Room

13' x 11' 11" max (3.96m x 3.63m max)

Single glazed sash window to rear aspect, wood burner fireplace, solid wood flooring and radiator.

Kitchen

8' 7" x 7' 4" (2.62m x 2.24m)

Fully fitted kitchen with single glazed window to side aspect, a range of wall and base units, solid oak work surfaces with tiled splashback, Butler-style sink, integrated appliances including electric oven, hob with cooker hood over and dishwasher. Space for fridge/freezer.

Rear Lobby

Plumbing for washing machine and door leading to garden.

First Floor

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m)

Single glazed sash window to front aspect, loft access, original exposed floorboards and radiator.

Bathroom

Single glazed window to side aspect, wash hand basin, bath with shower over, WC and heated towel rail.

Bedroom Two

11' 11" max x 10' 4" (3.63m max x 3.15m)

Single glazed sash window to rear aspect, built-in cupboard, original exposed floorboards and radiator.

Outside

Rear Garden

Patio, timber shed and gated access to side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/HIT307947



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT307947 - 0005